071.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,028,200	/	1,028,200
USE VALUE:	1,028,200	/	1,028,200
ASSESSED:	1,028,200	/	1,028,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SADOWSKI MICHAEL & DIANE
Owner 2:	
Owner 3:	
Street 1:	58 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON CYNTHIA C/ TRUSTEE -
Owner 2:	58 BEVERLY RD REALTY TRUST -
Street 1:	58 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 3307 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10326.000	517,400		510,800	1,028,200
Total Card	0.237	517,400		510,800	1,028,200
Total Parcel	0.237	517,400		510,800	1,028,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.92 | /Parcel: 310.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45098

GIS Ref

GIS Ref

Insp Date 10/22/18

!6027!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	517,400	0	10,326.	510,800	1,028,200		Year end	12/23/2021
2021	101	FV	502,100	0	10,326.	510,800	1,012,900		Year End Roll	12/10/2020
2020	101	FV	491,800	0	10,326.	510,800	1,002,600	1,002,600	Year End Roll	12/18/2019
2019	101	FV	368,500	0	10,326.	510,800	879,300	879,300	Year End Roll	1/3/2019
2018	101	FV	368,500	0	10,326.	437,900	806,400	806,400	Year End Roll	12/20/2017
2017	101	FV	368,500	0	10,326.	408,700	777,200	777,200	Year End Roll	1/3/2017
2016	101	FV	368,500	0	10,326.	350,300	718,800	718,800	Year End	1/4/2016
2015	101	FV	359,500	0	10,326.	313,800	673,300	673,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:11:08

LAST REV

Date	Time
07/24/20	10:40:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON CYNTHI	1422-98		8/30/2012		686,000	No	No		
DAVIDSON GREGOR	1414-9		4/3/2012	Convenience	1	No	No		
	865-32		8/1/1975		47,000	No	No		N

USER DEFINED

Prior Id # 1:	45098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1355	Redo Bat	34,000					
12/11/2012	1618	Heat App	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Permit Visit	DGM	D Mann
10/22/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
2/17/2009	Meas/Inspect	372	PATRIOT
10/8/1999	Meas/Inspect	267	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10326		Sq. Ft.	Site		0	70.	0.71	4									510,846						510,800	

Total AC/HA:	0.23705	Total SF/SM:	10326	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 510,846	Spl Credit	Total: 510,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11252451
Const Adj.:	0.99495000
Adj $ / SQ:	143.898
Other Features:	106659
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635652
Depreciation:	118231
Depreciated Total:	517421

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

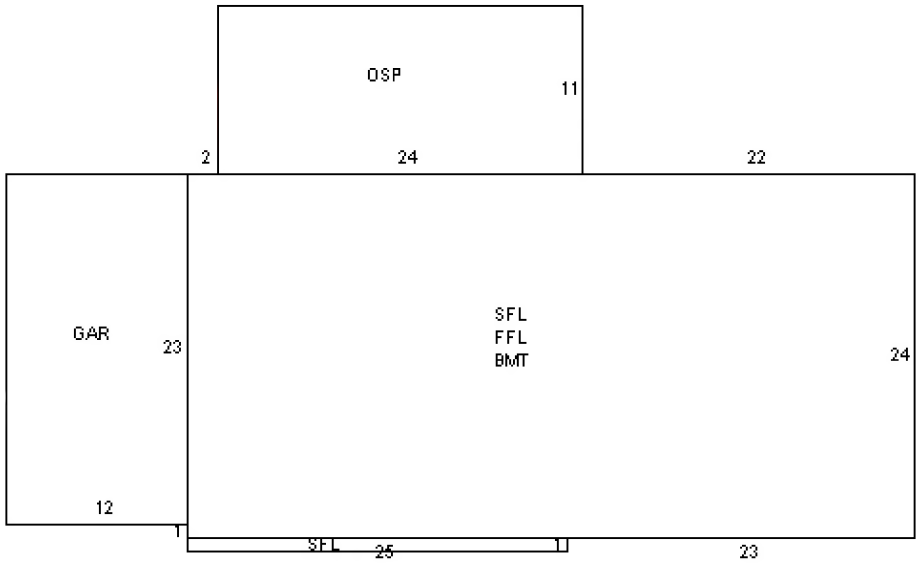
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.12
Special Features:	0	Val/Su Net:	130.59
Final Total:	517400	Val/Su SzAd	227.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	68.420	78,824
FFL	First Floor	1,152	143.900	165,770
SFL	Second Floor	1,118	143.900	160,899
GAR	Garage	276	23.940	6,606
OSP	Screen Porch	264	24.900	6,573

Net Sketched Area:	3,962	Total:	418,672
Size Ad	2270.1500	Gross Area	4021	FinArea	3307
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

071.0-0001-0015.0

IMAGE

AssessPro Patriot Properties, Inc